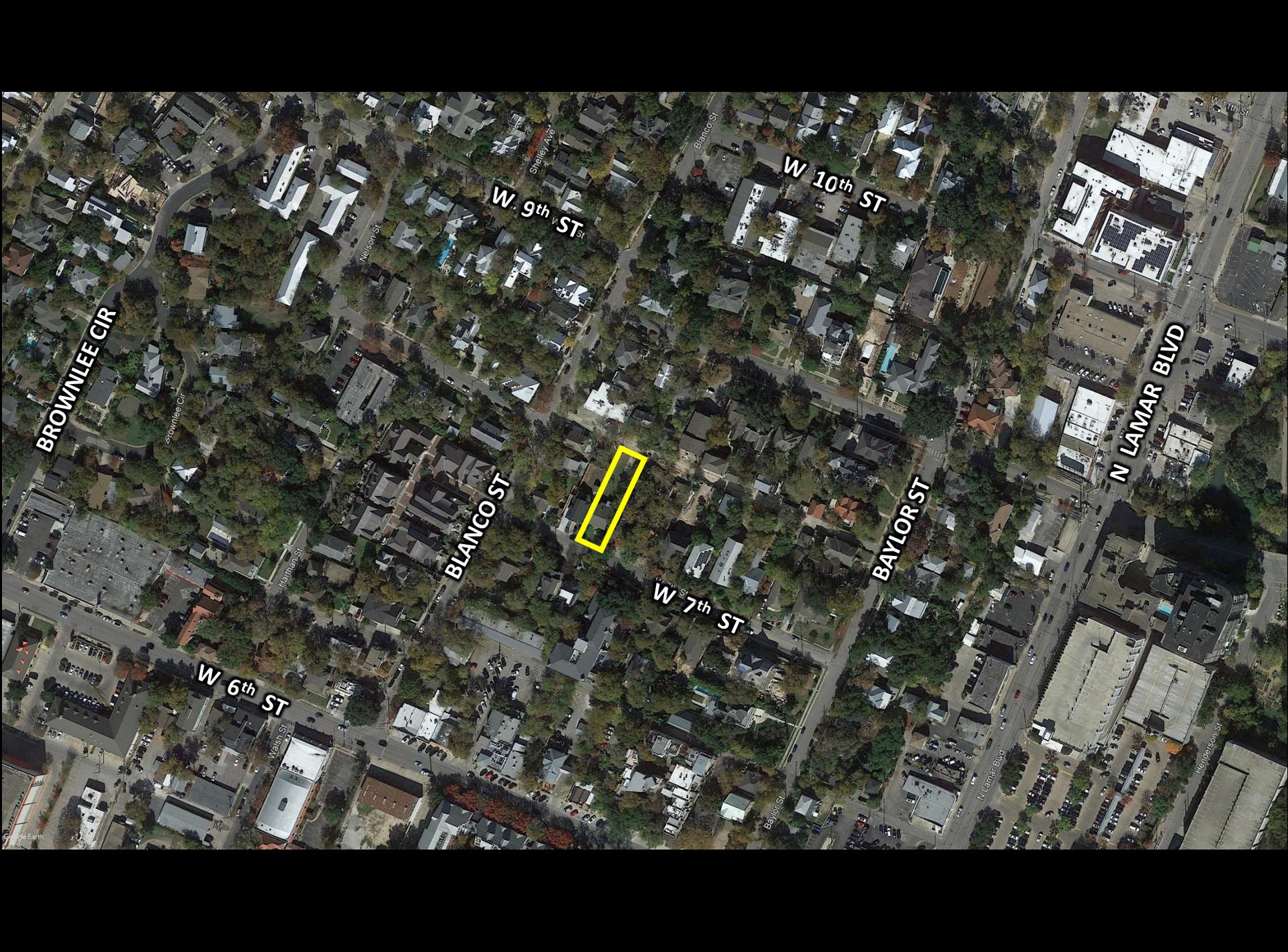


1118 West 7th Street

SP-2019-0559C

Planning Commission

July 14, 2020



BROWNLEE CIR

W 9th ST

W 10th ST

N LAMAR BLVD

BLANCO ST

BAYLOR ST

W 7th ST

W 6th ST



Property Facts

- Zoning: MF-4-HD-NP
- Surrounding zoning: mostly MF with some SF
 - Many parcels in the area are developed with low density multifamily structures
- Castle Hills Historic District – the existing contributing structure to the historic district will be preserved and is not proposed for demolition.
- Proposed improvements received support by Historic Landmark Commission on September 23, 2019

Proposed Project

- New single-family, attached structure (duplex) at rear of the property along alley
- Existing single-family home fronting W. 7th Street will remain
- 3 single family units total in 2 structures
- 3 or more units on a property constitutes a “multifamily” land use which triggers compatibility standards

Land Use

- Structures individually are single family land uses, which normally does not trigger compatibility standards
- More than 2 units on a property constitutes a “multifamily” land use on the site which does trigger compatibility standards

Request

- Waiver to reduce the no-build compatibility setback from 15 feet to 5 feet

Commission-Approved Waiver from Compatibility Standards

- LDC Section 25-2-1081
 - (A) The Land Use Commission, or council on appeal from a Land Use Commission decision, may waive a requirement of [Compatibility Standards] if the Land Use Commission or council determine that a waiver is appropriate and will not harm the surrounding area.
 - (B) The Land Use Commission or council may not approve a waiver that reduces a required setback to less than five feet.

Justification for Waiver Request

- Compatibility is triggered based on use only (surrounding tracts are zoned for multifamily)
- Project will otherwise comply with all base zoning site development regulations, including the 5' interior side yard setbacks
- Project is not proposing waivers to compatibility height setback requirements
- Project will not alter or harm the neighborhood character, as it is preserving the existing historic home on the lot while proposing additional single-family residential land uses.
- Neighborhood is developed with a mixture of single family and low-density multifamily uses

1119 W. 9th St

- 3 units
- Approx. 40 feet from 1118 W. 7th St.



807 Blanco St

- 16 unit multifamily use
- Approx. 100 feet from 1118 W. 7th St.



1115 W. 9th St

- 11 unit multifamily use
- Approx. 100 feet from 1118 W. 7th St. (across the alley, fronting W. 9th St.)



1111 W. 9th St

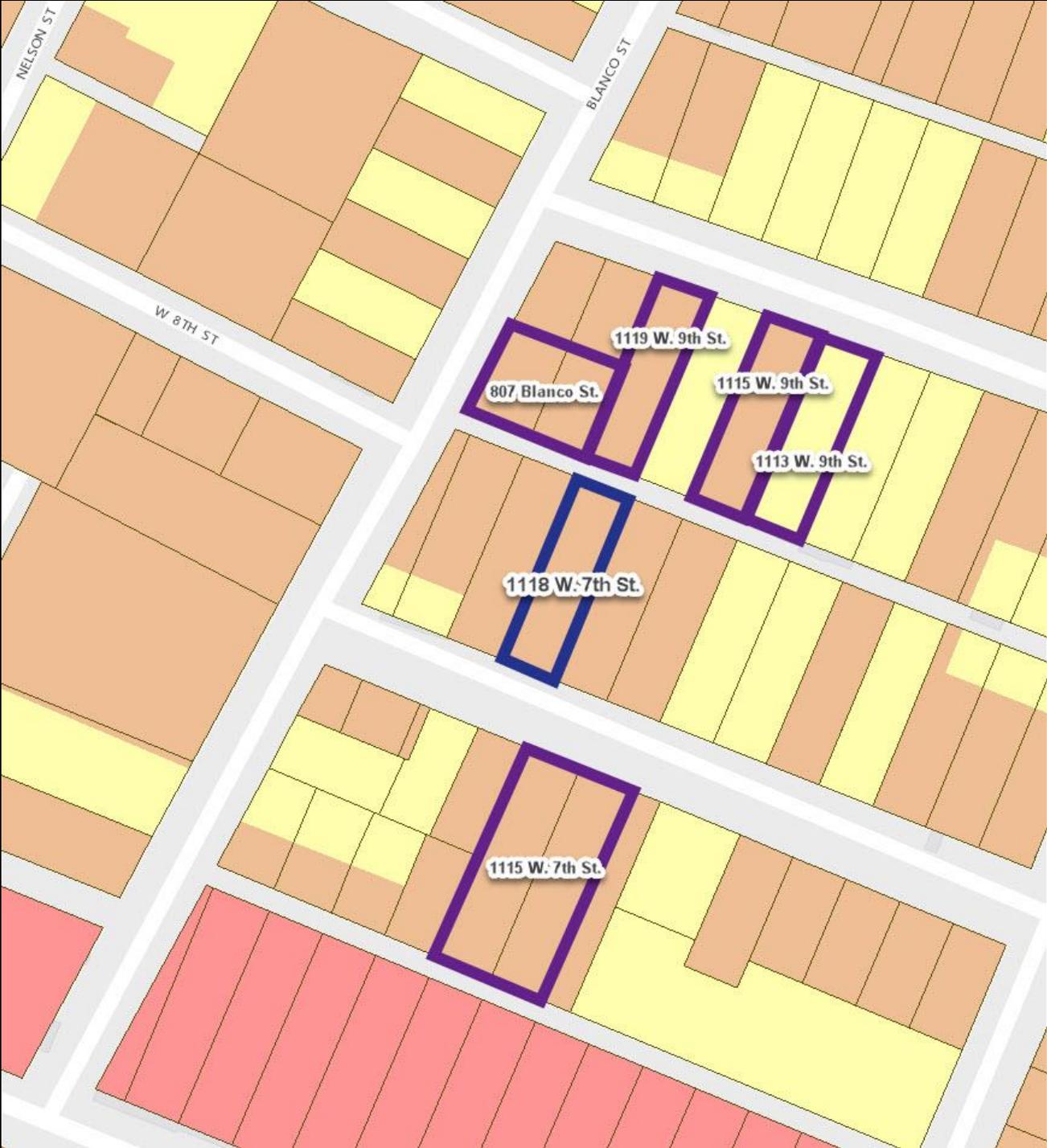
- Alley duplex
- Approx. 120 feet from 1118 W. 7th St. (across the alley)



1115 W. 7th St

- The Gardens – 11 unit multifamily use, 3 stories
- Approx. 220 feet from 1118 W. 7th St. (across W. 7th St.)





NELSON ST

BLANCO ST

W 8TH ST

807 Blanco St.

1119 W. 9th St.

1115 W. 9th St.

1113 W. 9th St.

1118 W. 7th St.

1115 W. 7th St.